

Authorization form for handing over the possession of Flat in 'Vista Homes'


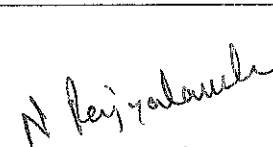


Flat No.	C-307
Name of Buyer	Mr. Lalith Dhakatey

A.	Total sale consideration.	Rs. 33,01,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,98,070/- + 3,301/- (GHMC)
E.	Add: VAT	Rs. 41,263/- + 1,656/- (GST)
F.	Add: Service Tax	Rs. 1,48,545/- + 194
G.	Add: Extra Specs Charges	Rs. 9,200/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 36,96,669/-
J.	Balance amount Due	Rs. 11,446 + 194 = 11,640
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	October 2017
N.	Buyer Info database balance	Rs. 11,640 /-
O.	Tally balance	Rs. 11,640 /-
P.	Remarks:	
	Corpus fund Rs.20,000/- to be collected.	
	Maintenance charges @ Rs. 1800/- to be collected for initial six months	
	Membership fee of Rs.50/- to be collected.	

Subject to approval

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Director
Date: 3/8/17	Date: 3/8/17	Date: 2/8/17	Date: 03 AUG 2017

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VISTA HOMES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	C-307	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	74.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1220	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	33,01,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	163	N A	
Sale Deed value	33,01,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	24.09.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign:
Date: 17/09/16	Date: 21/09/16	Date: 21/09/16	Date:

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MRS. LALITH DHAKATEY		
Flat / Bungalow No.	C-307	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	33,01,000
B	Add : Stamp duty & registration charges and mutation exp	2,05,861
C	Add: Service Tax @4.5%	1,40,293
D	Add: VAT @1.25%	41,263
E	Total Taxes (B + C + D)	3,87,416
F	Total amount payable (A+E)	36,88,416
G	Total Amount Paid	31,72,333
H	Balance Amount Payable (F-G)	5,16,083

I	Sale Deed Value	33,01,000
J	Construction Contact value	

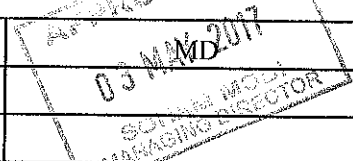
	Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned 29,24,166	23,99,830	5,24,336
L	Own contribution (including taxes) 7,64,250	7,72,503	(8,253)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		(8,253)	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		5,24,336	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	3/5/17	2/5/17	3/05/17	